

## CLIFF ROAD

SHERINGHAM, NR26 8BJ

£290,000  
LEASEHOLD

This stunning ground floor apartment is an absolute "MUST SEE" and completely renovated throughout with NEW EVERYTHING and to a very high specification. This ground floor apartment has the rare advantage of having its own parking and its own private outside space. There is a large open plan lounge-kitchen-diner, double bedroom with ensuite and cloakroom. To the outside there is a contemporary private patio area and private parking.

  
**HENLEYS**  
Residential Sales & Lettings

## CLIFF ROAD

- CHAIN FREE • LUXURY GROUND FLOOR APARTMENT • ONE LARGE DOUBLE BEDROOM WITH ENSUITE • CLOAKROOM • OPEN PLAN LOUNGE KITCHEN DINER • PRIVATE DECK AREA • PRIVATE PARKING • FANTASTIC LOCATION CLOSE TO BEACH & TOWN • SOUGHT AFTER COASTAL TOWN • VIEWING HIGHLY RECOMMENDED



### SHERINGHAM

Sheringham is a delightful small town in an area of outstanding natural beauty on the north Norfolk coast nestling between the sea and Pretty Corner woods. The town is popular for both holiday and retirement and the centre has an excellent range of independent shops and supermarkets. There are bus and rail links to the bustling city of Norwich and the nearby towns of Holt and Cromer. There is a modern health centre, dentist, theatre and library together with Splash Leisure Centre and a magnificent 18 hole cliff top golf course.

There are also some excellent coastal and woodland walks in the vicinity. Sheringham beach enjoys a blue flag status and is a mix of shingle and sand depending on the tide, with a wide promenade running the length of the town. The town hosts several events throughout the year including the Viking Festival, Crab and Lobster Festivals, Coast Air Festival, Carnival and 1940's Weekend.

### OVERVIEW

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### COMMUNAL ENTRANCE HALL

The communal area has beautifully tiled floor and carpeted stairs to the first floor.

### ENTRANCE HALL

Spotlights, solid oak flooring, airing cupboard and doors leading off.

### OPEN PLAN LOUNGE KITCHEN DINER

Oak flooring throughout with archway leading into Kitchen diner, the kitchen consists of high gloss wall & base units (one unit housing gas central heating boiler) with wooden worktops, ceramic sink drainer spotlights, part tiled, built in fridge freezer, space and plumbing for washing machine, built in electric hob with extractor fan and built in oven and microwave. Wall mounted radiator, skylights and patio doors leading to private decked patio.

### CLOAKROOM

Contemporary wash hand basin with marble effect splashback and WC. Wall mounted mirror with lights, spotlights and extractor fan.

### DOUBLE BEDROOM

Large bay window to the front with fitted blinds, carpets, spotlights and slim line contemporary wall mounted radiator, fitted wardrobes and door leading into the ensuite.

### ENSUITE

Contemporary wash hand basin with marble effect splashback and WC. Wall mounted mirror with lights,



spotlights and extractor fan. Fully marble effect tiled throughout, shower cubicle with Crittall shower screen.

#### OUTSIDE AREA & PARKING

To the rear of the apartment is private parking along with modern decked area and access through patio doors into apartment.

#### AGENTS NOTE

Council Tax band - A

Mains Gas, electric & water

Private patio and parking

Leasehold 997 years remaining

Ground rent £0

Service Charge £1000 per annum

Holiday lets allowed

EPC Current 75C Potential 77C

## FLAT 1, 46 CLIFF ROAD





Approximate total area<sup>(1)</sup>  
 671.79 ft<sup>2</sup>  
 62.41 m<sup>2</sup>

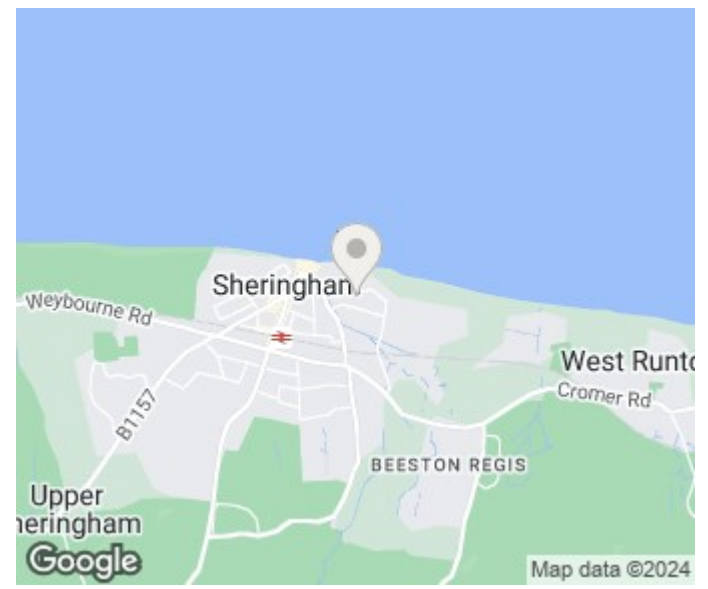
Reduced headroom  
 1.28 ft<sup>2</sup>  
 0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements